

Submitted December 15, 2010

Approved As of

Date December 15, 2010

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION  
MEETING NO. 20-10  
Wednesday, October 27, 2010**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, October 27, 2010.

**PRESENT**

**John Tyner, Acting Chair**

**Jerry Callistein**

**Kate Ostell**

**Tracy Pakulniewicz**

**Dion Trahan**

**Absent:** David Hill, Chair

**Present:** Bridget Newton, Council Liaison  
Susan Swift, Director, CPDS  
Jim Wasilak, Chief of Planning  
Marcy Waxman, Assistant City Attorney  
Deane Mellander, Zoning Administrator  
Bobby Ray, Principal Planner  
Cas Chasten, Planner III  
Rebecca Torma, Transportation Planner  
Tyler Tansing, Secretary to the Board

**REVIEW AND ACTION**

**Final Record Plat PLT2011-00505, Victory Housing - for the approval of seven lots and two outlots located between Maryland Avenue, Fleet Street, Monroe Street and the former Mt. Vernon place right-of-way in the MXT Zone at 209 Monroe Street.**

Mr. Chasten presented the staff report.

Soo Lee-Cho, Attorney with Miller, Miller and Canby presented the applicant's request.

Commissioner Ostell moved, seconded by Commissioner Pakulniewicz, to approve Final Record Plat PLT2011-00505, Victory Housing per staff recommendations and findings. The motion passed on a vote of 5-0. Commissioner Hill was absent.

**Level 2 Site Plan STP2011-00055, JBG/One Choke Cherry LLC - for the reduction in the number of required parking spaces for an office building at Upper Rock, in the PD-UR Zone at 1 Choke Cherry Road.**

Mr. Chasten presented the staff report.

The Commission asked the following questions.

1. What would the City's position be, if a future tenant needed the code required parking spaces, after the reduction process.
2. What is being reduced if the parking spaces are existing?

Nancy Regelin, Attorney, clarified the applicant's parking request.

Matt Valentini, JBG Companies, presented the application and described the project.

Commission questions:

1. How would reducing parking spaces on the lot free up spaces in garage, and What would be the adverse impact if the parking reduction request were to be denied?
2. What would happen to the parking spaces, if a tenant leaves?

Commissioner Pakulniewicz moved, seconded by Commissioner Callistein, to approve Level 2 Site Plan STP2011-00055, JBG/One Choke Cherry LLC per staff recommendations and findings. The motion passed on a vote of 5-0. Commissioner Hill was absent.

## **DISCUSSION**

### **Adequate Public Facilities Ordinance - for discussion of a mission statement of the Advisory Group.**

The Commission and staff discussed the mission statement of the APFO Advisory Group. After further discussion, Commissioner Callistein moved, seconded by Commissioner Trahan, to approve the Resolution 03-10 for the creation of an APFO Advisory Committee as amended this evening. The motion passed on a vote of 5-0. Commissioner Hill was absent.

The Commission approved the APFO application form.

## **COMMISSION ITEMS**

## **Chief of Planning Report**

Mr. Wasilak informed the Commission that its November 3 meeting was cancelled. He noted that the next meeting would be on November 17. Mr. Wasilak discussed the upcoming agenda for that meeting.

## **Old Business**

Commissioner Tyner noted that the Planning Commission vacancy is not listed in Rockville Reports.

## **New Business**

Commissioner Ostell asked staff about Chestnut Lodge and what would be done on the former Lodge site.

## **Minutes**

Commissioner Callistein moved, seconded by Commissioner Pakulniewicz to approve the minutes of Meeting No. 18-10 as amended. The motion passed on a vote of 4-0-1 with Commissioner Trahan abstaining. Commissioner Hill was absent.

## **FYI Correspondence**

No FYI Correspondence.

## **ADJOURN**

There being no further business to come before the Planning Commission, the Acting Chair adjourned the meeting at 10:29 p.m.

Respectfully Submitted,

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Tyler Tansing, Commission Secretary